

161.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

803,600 / 803,600

USE VALUE:

803,600 / 803,600

ASSESSED:

803,600 / 803,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
163		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERHANIDIS NICOLAOS &
Owner 2:	PERHANIDIS EVANGELIA
Owner 3:	

Street 1: 163 HILLSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PERHANIDIS NICOLAOS/TRUSTEE -

Owner 2: 163 HILLSIDE AVENUE TRUST -

Street 1: 163 HILLSIDE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,010 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Clapboard Exterior and 2034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6010		Sq. Ft.	Site		0	70.	1.00	8									420,212						420,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				107217	
101										Building Value				GIS Ref	
6010.000										Yard Items				GIS Ref	
383,400										Land Value				10/08/18	
420,200										Total Value				12565!	
803,600														PRINT	

PREVIOUS ASSESSMENT										Parcel ID		161.0-0001-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	383,400	0	6,010.	420,200	803,600	803,600	Year End Roll	12/18/2019			
2019	101	FV	291,600	0	6,010.	420,200	711,800	711,800	Year End Roll	1/3/2019			
2018	101	FV	291,600	0	6,010.	372,200	663,800	663,800	Year End Roll	12/20/2017			
2017	101	FV	291,600	0	6,010.	312,200	603,800	603,800	Year End Roll	1/3/2017			
2016	101	FV	291,600	0	6,010.	312,200	603,800	603,800	Year End	1/4/2016			
2015	101	FV	285,200	0	6,010.	270,100	555,300	555,300	Year End Roll	12/11/2014			
2014	101	FV	285,200	0	6,010.	261,100	546,300	546,300	Year End Roll	12/16/2013			
2013	101	FV	285,200	0	6,010.	248,500	533,700	533,700		12/13/2012			

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
PERHANIDIS NICO	64108-406		8/20/2014	Convenience	99	No	No										
PERHANIDIS NICO	28907-23		7/6/1998	Family	100	No	No	F									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
9/17/2007	815	Manual	4,500					new gutters		10/8/2018	MEAS&NOTICE	HS	Hanne S				
										2/23/2009	Meas/Inspect	372	PATRIOT				
										11/24/1999	Meas/Inspect	264	PATRIOT				
										10/1/1991		PM	Peter M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

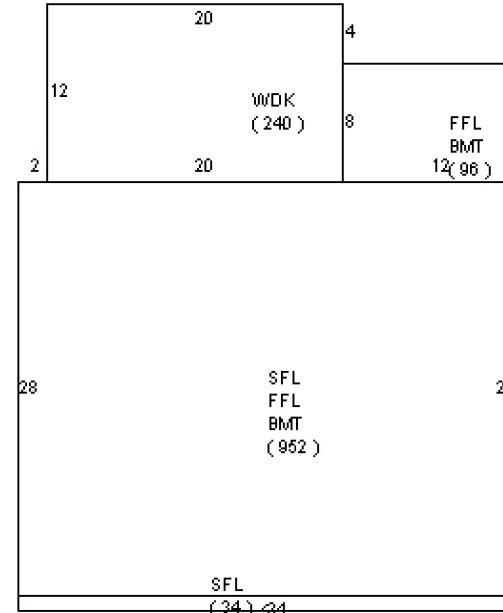
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GOLD	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1985
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	17.6 %

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.16622412
Const Adj.:	0.99495000
Adj \$ / SQ:	156.645
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465293
Depreciation:	81892
Depreciated Total:	383402

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	156.65	
Special Features:	0	Val/Su Net:	115.41	
Final Total:	383400	Val/Su SzAd:	188.50	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

161.0-0001-0006.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

